

LOCAL AGENCY FORMATION COMMISSION COUNTY OF SAN BERNARDINO

175 West Fifth Street, Second Floor, San Bernardino, CA 92415-0490

• (909) 387-5866 • FAX (909) 387-5871

E-MAIL: lafco@lafco.sbcounty.gov

www.sbclafco.org

DATE: SEPTEMBER 9, 2005

FROM: SAMUEL MARTINEZ, LAFCO Analyst

TO: LOCAL AGENCY FORMATION COMMISSION

SUBJECT: Agenda Item #8: LAFCO SC#259 – City of Redlands OSC 05-31 for Water and Sewer Service (Tentative Tract 16756)

SUBMITTED BY:

City of Redlands, on behalf of property owner

RECOMMENDATION:

1. For environmental review, take the following actions as a responsible agency:
 - Certify that the Commission has reviewed and considered the environmental assessment and the Negative Declaration prepared by the County of San Bernardino for the General Plan Amendment from 3M-RM (3,000 sq. ft. per unit-multiple residential) to RS (single-family residential) on 4.78 acres and Tentative Tract 16756 to create 44 lots on 12.5 acres and found them to be adequate for Commission use;
 - Determine that the Commission does not intend to adopt alternatives or mitigation measures for this project, that all mitigation measures are the responsibility of the County of San Bernardino and/or others, not the Commission, and are self-mitigating through the implementation of the adopted Conditions of Approval for the project; and,
 - Note that this proposal is exempt from Department of Fish and Game fees because the filing fee was the responsibility of the

County, as CEQA lead agency, and direct the Clerk to file a Notice of Determination within five (5) days of this action.

2. Approve SC #259 authorizing the City of Redlands to extend water and sewer service outside its boundaries to Tentative Tract 16756, proposed for a 44-lot residential subdivision, on Assessor Parcel Numbers (APNs) 0298-192-09 and 0298-192-18.
3. Adopt LAFCO Resolution #2895 setting forth the Commission's findings, determinations and approval of the agreement for service outside the City of Redlands' boundaries.

BACKGROUND:

The City of Redlands has submitted a request for approval of an out-of-agency service agreement that outlines the terms by which it will extend water and sewer service. The agreement relates to two (2) parcels that are adjacent to each other; APN 0298-192-09 is generally located north of Colton Avenue between Agate and Crafton Avenues, and APN 0298-192-18 is located east of Agate Avenue, one parcel north of Colton Avenue. These parcels combined make up Tentative Tract 16756, which is located within the City's eastern sphere of influence within the community known as "Mentone". Attachment #1 provides a location and vicinity map of the site along with a map outlining the location of the infrastructure to be extended.

The City, on behalf of the property owner, has requested that the Commission review and approve the extension of service pursuant to the provisions of Government Code Section 56133. The property owner has processed a General Plan Amendment and Tentative Tract 16756 to create 44 lots on 12.5 acres, which was approved by the County Board of Supervisors on February 15, 2005. The Conditions of Approval placed upon this project include the requirement to connect to the City's water and sewer facilities prior to recordation of the final map (Conditions #52, 53, 54, 55, & 62). A copy of the Conditions of Approval is included as Attachment #3 to this report.

The City of Redlands indicates that the project is consistent with its General Plan designation for the area which is Low-Density Residential (0-6 dwelling units per acre). Pursuant to Chapter 16.02 of the Redlands Municipal Code, the City prepared a Socio-Economic Analysis Study for the service agreement for Tentative Tract 16756 that shows a positive cost/revenue effect should the area be included in the City. The City's review of the agreement also included an environmental assessment of the project which determined that there was no significant effect from extending the services required.

The application indicates that water service will be provided to the proposed Tentative Tract through connection to an existing 8-inch water main in Agate Avenue and sewer service will be provided through an existing 8-inch sewer main also in Agate Avenue.

Pursuant to the Commission's application requirements for service contracts, information has been provided regarding all financial obligations for the extension of service outside the agency's boundaries. The provisions of Measure U within the City of Redlands require that the developer pay the "sums equivalent to the City's development impact fees" as a condition for access to water and sewer service. The City has indicated that the following amounts are required from the developer prior to the extension of water and sewer facilities:

Water Source Acquisition Charge		
SFR less than 11,000 sq. ft.	\$810 x 39	\$31,590
SFR between 11,000-21,000 sq. ft.	\$1,050 x 5	\$5,250
Water Capital Improvement Charge		
SFR less than 11,000 sq. ft.	\$4,840 x 39	\$188,760
SFR between 11,000-21,000 sq. ft.	\$6,250 x 5	\$31,250
Water Main Frontage Charge (per foot)	\$26 x 656 feet	\$17,056
Sewer Capital Improvement Charge	\$4,060 x 44	\$178,640
Sewer Main Frontage Charge (per foot)	\$26 x 656 feet	\$17,056
Solid Waste	\$650 x 44	\$28,600
Public Improvement		
Storm Drain	\$1,562 x 44	\$68,728
Street Improvement	\$3,852 x 44	\$169,488
Traffic Signal	\$261 x 44	\$11,484
Public Facilities	\$3,588 x 44	\$157,872
Parks	\$1,969 x 44	\$86,636
TOTAL		\$992,410

In addition to the costs outlined above, the developer of Tract 16756 will be required to install fire hydrants as required by the County Fire Marshal, at its own expense. Future occupants of the residential units will be charged approximately 15 percent more than the in-city bi-monthly rate for water service/usage and approximately 8 percent more than the in-city bi-monthly rate for sewer service. The higher rates charged are intended to help offset the costs for service delivery outside the City's corporate boundaries.

CONCLUSION:

The development of the Tentative Tract requires that it receive water and sewer service from the City of Redlands. In order for the project to proceed to record the Final Tract Map, the developer must show proof of his ability to connect to the City of Redlands' water and sewer infrastructure - which is the Commission's authorization for the agreement.

Staff has reviewed this request for the provision of water and sewer service from the City of Redlands outside its corporate boundaries against the criteria established by Commission policy and Government Code Section 56133. The parcels to be served are within the sphere of influence assigned to the City of Redlands within the Mentone community, and are anticipated to become a part of the City sometime in the future. Staff supports the City's request for authorization to provide water and sewer service to the proposed residential development since its facilities are adjacent to the anticipated development, and there is no other existing entity available to provide the level of service required by the Tentative Tract within the area.

FINDINGS:

1. The project area relates to two (2) adjacent parcels (APNs 0298-192-09 and 0298-192-18) that make up Tentative Tract 16756 proposed for development of 44 single-family residential lots. Both parcels are within the sphere of influence assigned the City of Redlands and are anticipated to become a part of that City sometime in the future.

The application requests authorization to receive City of Redlands water and sewer service. This requirement is a condition of approval placed upon the project by the County Land Use Services Department for the General Plan Amendment and Tentative Tract 16756. Therefore, approval of the City's request for authorization to provide water and sewer service is necessary to satisfy this condition of approval.

2. The agreement for the extension of services was signed by the property owner/developer on April 22, 2005 and was subsequently approved by the City Council on June 21, 2005. The City Council's approval included a Socio-Economic Study and an environmental assessment for the Agreement. This Agreement, City of Redlands OSC 05-31, is for the provision of water and sewer service for Tentative Tract 16756. This contract will remain in force in perpetuity for Tentative Tract 16756 or until such time as the area is annexed.
3. The fees charged this project by the City of Redlands for the receipt of water and sewer are identified as totaling \$992,410 (for a breakdown of charges, see table on page 3). Payment of these fees is required prior to

connection to the City's water and sewer facilities. Also, the developer will be required to install fire hydrants as required by the County Fire Marshal, at its own expense.

4. In December 2004 and February 2005, acting as the CEQA lead agency, the County prepared an environmental assessment for the General Plan Amendment and Tentative Tract 16756 to create 44 lots on 12.5 acres. The County's assessment indicates that the project would not have a significant effect on the environment through its development under the Conditions of Approval that has been approved for the proposed project.

LAFCO's Environmental Consultant, Tom Dodson and Associates, has reviewed the County's Initial Study and the Negative Declaration issued for the proposed project. Mr. Dodson's analysis has indicated that the County's Initial Study and Negative Declaration are adequate for the Commission's use as CEQA responsible agency. The Commission will not be adopting alternatives or mitigation measures for this development, as these are the responsibility of the County and others, and are considered self-mitigating through implementation of the Conditions of Approval. Attachment #4 provides a copy of Mr. Dodson's response and recommendation regarding the Commission's environmental review and necessary actions to be taken.

KRM/sm

Attachments:

1. Vicinity Map and Maps of the Contract Area
2. City of Redlands' Application and Contract Including the Socio-Economic Analysis and Cost/Benefit Study for the Agreement
3. County's Conditions of Approval for the General Plan Amendment and Tentative Tract 16756 to Create 44 Lots on 12.5 Acres
4. Response from Tom Dodson and Associates Including the County's Environmental Documents for the General Plan Amendment and Tentative Tract
5. Draft Resolution #2895